

Article 12: Mid-City Communities Planned District

(“Mid-City Communities Planned District” added 3-27-2007 by O-19598 N.S.;
effective 4-26-2007.)

Division 4: General and Supplemental Regulations

(“General and Supplemental Regulations” added 3-27-2007 by O-19598 N.S.;
effective 4-26-2007.)

§1512.0401 Fences and Walls

- (a) It is unlawful for any solid fence or structure exceeding 3 feet in height to be placed in any required street yard area, except as specifically permitted in the Mid-City Communities Planned District pursuant to Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).
- (b) Commercially Zoned Developments

Prior to the use or occupancy of any premises, a wall not less than 6 feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property except on public alleys; provided, however, that within any required front yard such wall shall not be required.

(“Fences and Walls” added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0402 Parking Regulations

Parking shall conform to Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).

- (a) For lots in the CN-1 zone which do not have access to a street or alley other than to University Avenue west of I-805, parking shall not be required and curb cuts shall not be permitted.
- (b) In the CL-1 zone on University Avenue between 28th Street and Georgia Street, vehicular access for residential units must be provided via alleys and side streets and not from University Avenue for all projects which equal or exceed one dwelling unit per 600 square feet of lot area.
- (c) Commercial projects in the CV-3 zone, must meet one of 2 options: (a) parking is not permitted in the 50 percent of the area of the parcel closest to the street, except that enclosed and covered parking may be permitted in accordance with the yard and setback requirements of the CV-3 zone; or (b)

there shall be a building wall of at least 13 feet in height located within 5 feet of any street frontage property line, along not less than 65 percent of both the front and side street property lines. The setback may be increased to 15 feet if a sidewalk cafe, public plaza, retail courtyard or arcade is provided for exclusive use of pedestrians. In either option (a) or (b), at least one pedestrian entry per street wall frontage shall be provided from the street into or through the commercial use.

- (d) Vehicles may be parked within that portion of a required street yard that is not within a required front or street side yard, provided that vehicular use areas within the street yard are constructed of an upgraded hardscape element as defined in Land Development Code Section 113.0103.
(*“Parking Regulations” added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.*)

§1512.0403 Public Facilities, Structures and Area

All public facilities, open spaces, streets, sidewalks, street furniture, street signs, lighting installations, and any incidental structures or monuments, shall conform to the purpose and intent of the Mid-City Communities Planned District, and shall be subject to the same regulations, conditions and standards established herein.
(*“Public Facilities, Structures and Area” added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.*)

§1512.0404 Streetscape Development Regulations

- (a) Curb Cuts And Driveways

Curb Cuts and driveways shall conform to Land Development Code Section 142.0560, in addition to the following regulations:

- (1) No driveway shall be located on Adams Avenue, El Cajon Boulevard, Park Boulevard, University Avenue or on Fourth, Fifth or Sixth Avenues south of Washington Street, when the lot or premises is served by a standard alley with a 20-foot-wide right-of-way or alternate street, except as follows:
- (A) In all CL zones, lots which have alternate access only from a rear alley are permitted one driveway on the above-referenced streets.
- (B) Any lot which has 150 feet or more in frontage on the above-referenced streets is permitted one driveway for each 150 feet of frontage.

- (C) Automobile service stations may be permitted one driveway with the approval of a conditional use permit.
 - (D) Lots which front on either Laurel Street, Robinson Avenue or University Avenue and also on either Fourth, Fifth or Sixth Avenues shall be permitted access from Fourth, Fifth or Sixth Avenues.
 - (2) For lots in the CN-1 Zone which do not have access to a street or alley other than to University Avenue west of I-805, parking shall not be required and curb cuts shall not be permitted.
 - (3) For lots in the central business district of North Park, curb cuts are not permitted on the north side of University Avenue between Utah Street and Iowa Street, nor between Granada Avenue and 31st Street on the south side of University.
 - (4) In all MR-3000 and MR-2500 zones, any lot served by an alley must use that alley as its sole means of parking access, except where one existing driveway may be used to provide access to an additional unit.
- (b) Sidewalks
- (1) There shall be a distance of at least 10 feet between the curb and the adjacent property line, unless the property is constrained by topography exceeding 25 percent slope or is within designated open space of the adopted community plan. For those property frontages on El Cajon Boulevard or Washington Street, there shall be a distance of at least 14 feet between the curb and the adjacent property line. Additional right-of-way shall be obtained when redevelopment occurs in those cases where the curb-to-property line distance does not meet the requirements of this paragraph, but in no case shall the curb-to-property line distance be reduced.
 - (2) Notwithstanding the provisions of this section, the design of sidewalks shall be in substantial conformance to the design of sidewalks on adjacent properties, including location, width, elevation, scoring pattern, color and material, to the extent that said design is approved by the City Engineer, unless an alternative is approved through the Administrative Review procedure (Section 1512.0202) or Mid-City Communities Development Permit (Section 1512.0203).

(c) Street Lights

All existing fluted-pole light standards shall be maintained. Minor variations in construction, dimensions and location are permissible if replaced.

Specifications described as Type "C" Standard in the Centre City Streetscape Design Manual Technical Supplement (Centre City Development Corporation) shall be consulted for more detail.

("Streetscape Development Regulations" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0405 Lighting

(a) Artificial light used to illuminate the premises shall be directed away from adjacent properties.

(b) For lots fronting on an alley, artificial lighting shall be provided to illuminate areas adjacent to the alley.

("Lighting" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0406 Screening of Equipment

No utility equipment mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls or visual screening with construction and appearance similar to the main building.

("Screening of Equipment" added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0407 Off-street Loading Facilities

(a) Off-street loading facilities shall be provided for projects in the CN-1A, CN-2A, CV-1 and CV-4 zones.

(b) Each required off-street loading space shall have a minimum length of 35 feet, a minimum width of 12 feet, and a vertical clearance of 14 feet, including entrances and exits. All off-street loading areas shall be screened from public view and shall not be used for parking.

(c) Requirements for 2 or more uses on the same site shall be the sum of the requirements for each use computed separately.

Table 1512-04A
Off-street Loading Spaces Required

Use Classification	Gross Floor Area of Structure or Use (sq. ft.)	Spaces Required
Offices; Banks, and Savings and Loans	0-50,000	0
	over 50,000	0.1 space per 10,000 sq.ft. or gross floor area
Retail Sales; Eating and Drinking Establishments	0-10,000	0
	10,001-30,000	1
	30,000-50,000	2
	over 50,000	1 space per 25,000 sq.ft. or gross floor area
Wholesaling, Distribution and Storage; Industry	0-10,000	0
	10,001-50,000	1
	Over 50,000	0.21 space per 100,000 sq.ft. or gross floor area
Hotels; Multifamily Residential and all other uses not included above	0-100,000	0
	100,001-200,000	1
	200,001-500,000	2
	Over 500,000	3-Plus 1 space for each additional 400,000 sq.ft.

(“Off-street Loading Facilities” added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)

§1512.0408 Signs

(a) All MR Zones

- (1) For each dwelling-unit one nameplate having a maximum area of one square foot shall be permitted.
- (2) One single-faced or double-faced, directional ground sign may be located at each driveway of parking lots. Said directional sign shall not exceed 2 square feet in total face area and 4 feet in height measured vertically from the base at ground level to the apex of the sign.
- (3) One single-faced or double-faced ground sign with a maximum area of 4 square feet offering the premises for sale, rent, or lease may be utilized. Said sign shall not exceed a height of 4 feet measured vertically from the base at ground level to the apex of the sign. Such sign may be located anywhere on the premises.

- (4) Signs permitted herein may be lighted; however, none shall contain visibly moving parts nor be illuminated by flashing lights.
 - (5) One single-faced or double-faced ground sign identifying the principal uses of the premises facing or adjacent to each street abutting the property shall be permitted, provided that at least 20 square feet shall be permitted and no such sign shall exceed a height of 8 feet measured vertically from the base at ground level to the apex of the sign.
 - (6) The combined total face area of all wall and ground signs designating the permitted uses of the premises, shall not exceed the following:
 - (A) MR-3000 through MR- 800B zones --20 square feet.
 - (B) MR-400 Zone--40 square feet or one-tenth of a square foot for each linear foot of street frontage of the premises, whichever is the smaller area, provided that the sign on any one street frontage need not be less than 8 square feet in area.
 - (7) Wall signs as defined in Land Development Code Section 113.0103 may be utilized provided no wall sign projects above the parapet or eaves of the building to which affixed or exceed a height of 12 feet, whichever is lower. Permanent or changeable copy of each wall or ground sign may include only on- premises or public interest messages.
- (b) CL-1 and CL-3 Zones. Ground signs constructed along El Cajon Boulevard in accordance with Land Development Code Section 142.1240(a) shall be placed consistent with all setbacks established by map or zone except as specified in this paragraph. Ground signs are not permitted within rear yards or interior side yards. Ground signs placed in whole or in part within a front yard or street side yard are subject to the requirements of the table below. Ground signs placed within a front yard or street side yard are in lieu of, not in addition to, signs permitted by Land Development Code Section 142.1240(a) through (d). For those premises where multiple ground signs are permitted by Land Development Code Section 142.1240(a), ground signs within the required front or street side yard are subject to both the percentage limitation in the table below and the fifty percent limitation of Land Development Code Section 142.1240(d)(3)(A) cumulatively. If a sole occupant elects to combine sign areas as provided in Land Development Code Section 142.1240(d)(3)(B), the combined area of signs within the front or side street yard, is subject to the percentage limitation as shown in Table 1512-04B.

Table 1512-04B
Ground Signs within Front Yard and Street Side Yards

Proximity Right-of-Way (ft)	Max. Area Each Face (%)	Maximum Height (ft)
0' - 10'	33 % of value indicated for Sign Category 'A' In LDC Table 142-12H	5'-0"
10' - 20'	66 % of value indicated for Sign Category 'A' In LDC Table 142-12H	20'-0"

(c) CL-5 Zone

- (1) Wall signs as defined in Land Development Code Section 113.0103 are permitted, provided that no sign projects above the nearest parapet or eave of the building to which affixed.
- (2) Wall signs may be utilized to identify the uses of the premises, to advertise products, services or events related to or provided by businesses, persons or organizations located on the premises, or to display public interest messages.
- (3) The aggregate area of all signs permitted on the premises (excluding signs designating the premises for sale, rent or lease) shall not exceed one-half of a square foot for each linear foot of the street frontage of the premises, provided that the aggregate area of all signs used by a single place of business need not be less than 15 square feet.
- (4) No sign shall exceed 5 feet by 25 feet in maximum dimensions.
- (5) One wall or ground sign for each street frontage, having a maximum area of 8 square feet, and designating the premises for sale, rent or lease shall be permitted.
- (6) Signs permitted herein may be lighted; however, none shall contain visibly moving parts to be illuminated by flashing lights. No sign shall be lighted prior to 6:00 a.m. or after 12:00 midnight of any day.

(d) All NP Zones

- (1) One sign visible from the exterior of the building shall be permitted fronting each street. The sign for each street frontage shall not exceed 4 feet by 20 feet maximum dimension, nor exceed three tenths of a square foot for each lineal foot of street frontage of the premises,

whichever is the lesser area, provided that the sign on any one premises need not be less than 8 square feet in area.

- (2) Signs shall be attached to but not project more than 16 inches beyond the faces of the building, nor project above the parapet or eaves of the building. Face of signs shall be parallel to the face of the building.
- (3) Signs may be utilized to identify the uses of the premises, to offer the premises for sale, rent, or lease, to advertise products, services or events related to or provided by businesses, persons, or organizations located on the premises, or to display public interest messages.

(e) Wall and Roof Signs on Previously Conforming Structures

A previously conforming structure serving permitted uses may have only the same wall and roof signage as would be allowed if the building conformed to all current yard requirements and other development standards.

(“Signs” added 3-27-2007 by O-19598 N.S.; effective 4-26-2007.)